

FOR LEASE

SHOPPES OF FOREST HILL

4316-4450 FOREST HILL BOULEVARD, PALM SPRINGS, FL 33406



PROPERTY DESCRIPTION

Shoppes of Forest Hill is located at the corner of Forest Hill Boulevard and Military Trail. The center was completely renovated in 2016 with the addition of a brand new Walmart Neighborhood Market.

PROPERTY HIGHLIGHTS

- Small shop space available
- 3,521-square-foot end-cap space available fronting Military Trail
- Tenant mix includes Walmart Neighborhood Market, Goodwill, Starbucks, and The Florida Lottery.
- Daily traffic count of 88,500 vehicles

SPACES	LEASE RATE	SPACE SIZE		
4430	Negotiable	3,521 SF		
4340	Negotiable	2,430 SF		
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	
Postal Count Population	26,557	151,309	332,998	
Median Age	34.7	36.5	38.3	
Average HH Income	\$58,492	\$66,303	\$72,753	

BRYAN COHEN

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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 2,430 - 3,521 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
4430	Available	3,521 SF	NNN	Negotiable
4340	Available	2,430 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Pizza Roma	4316	1,200
Hear Again America	4320	1,200
Dentist	4324	2,400
Central Palm Medical	4332	1,200
MRI	4336	1,200
AVAILABLE	4340	2,430
MRI	4348	2,068
VoSkill	4356	4,000
Florida Lottery	4360	8,037
Leo Medical Care	4364	2,020
Labcorp	4365	2,020
Supercuts	4366	1,800
Nails Luxe	4376	1,800
Starbucks	4380	3,000
Goodwill	Jr. Anchor	12,700
Walmart Neighborhood Market	Anchor	42,235
Tax One	4410	1,200
Fade Maniacs Barbershop	4406	1,260
Labor Finders	4414	1,200

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Physical Therapy	4418	1,200
Kyber Kabob	4422	1,200
Halal Meat Market	4426	1,800
AVAILABLE	4430	3,521
Rent-A-Center	4431	1,200
Tire Kingdom	1840	5,436
TOTALS/AVERAGES		107,327

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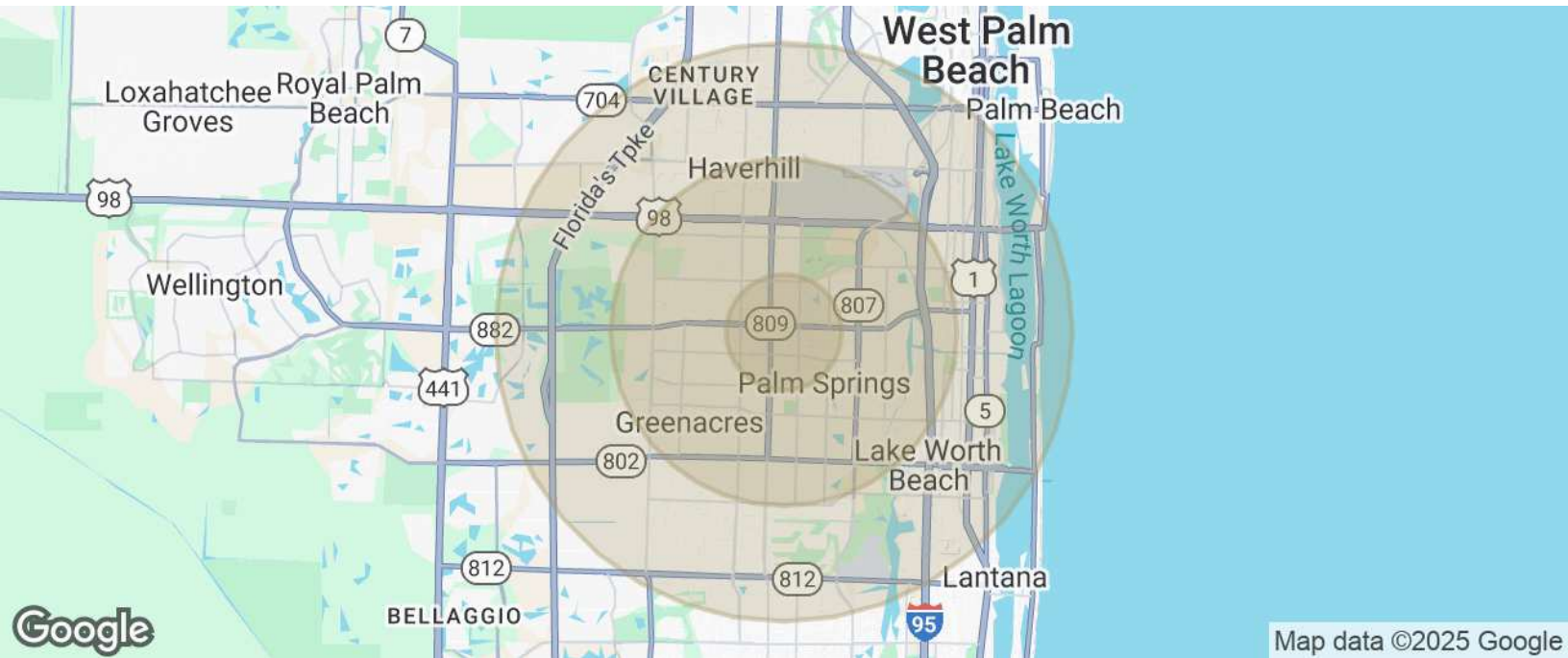
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,834	160,806	359,174
Average Age	39	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,350	55,438	132,500
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$73,871	\$80,926	\$85,214
Average House Value	\$277,891	\$295,621	\$338,833

Demographics data derived from AlphaMap

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